099.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,500 / 660,500
					USE VALUE:	660,500 / 660,500
					ASSESSED:	660,500 / 660,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FANNING RICHARD C & MARY H
Owner 2:	
Owner 3:	
Street 1:	57 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,249 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7249.000	214,300		446,200	660,500
Total Card	0.166	214,300		446,200	660,500
Total Parcel	0.166	214,300		446,200	660,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.44 | /Parcel: 491.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	64799
GIS Ref	
GIS Ref	
Insp Date	11/20/18

!8056!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,300	0	7,249.	446,200	660,500	660,500	Year End Roll	12/18/2019
2019	101	FV	183,000	0	7,249.	452,600	635,600	635,600	Year End Roll	1/3/2019
2018	101	FV	183,000	0	7,249.	337,900	520,900	520,900	Year End Roll	12/20/2017
2017	101	FV	183,000	0	7,249.	306,000	489,000	489,000	Year End Roll	1/3/2017
2016	101	FV	183,000	0	7,249.	293,200	476,200	476,200	Year End	1/4/2016
2015	101	FV	171,800	0	7,249.	248,600	420,400	420,400	Year End Roll	12/11/2014
2014	101	FV	171,800	0	7,249.	235,900	407,700	407,700	Year End Roll	12/16/2013
2013	101	FV	171,800	0	7,249.	224,400	396,200	396,200		12/13/2012

PRINT

Date	Time
12/10/20	22:38:44

LAST REV

Date	Time
06/19/19	09:29:44
apro	
8056	

USER DEFINED

Prior Id # 1:	64799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9189-366		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	Meas/Inspect	CC	Chris C
12/10/2008	Meas/Inspect	163	PATRIOT
10/19/1999	Meas/Inspect	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7249		Sq. Ft.	Site		0	70.	0.88	5									446,229						446,200	

Total AC/HA: 0.16641 | Total SF/SM: 7249 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 446,229 | Spl Credit | Total: 446,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	140.683
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310588
Depreciation:	96282
Depreciated Total:	214306

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

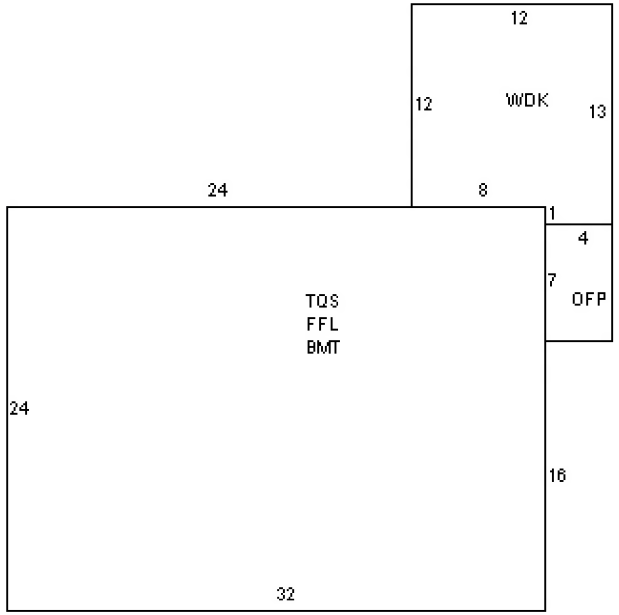
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.68
Special Features:	0	Val/Su Net:	93.66
Final Total:	214300	Val/Su SzAd	159.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.210	32,413
FFL	First Floor	768	140.680	108,045
TQS	3/4 Story	576	140.680	81,034
WDK	Deck	148	12.660	1,874
OFP	Open Porch	28	43.670	1,223
	Net Sketched Area:	2,288	Total:	224,589
Size Ad	1344	Gross Are	2480	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

099.0-0007-0005.0

IMAGE

AssessPro Patriot Properties, Inc